

ZONING BOARD MEETING  
At the Newcomb Community Center

February 1<sup>st</sup>, 2018 at 4:00PM

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MINUTES

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**CALL TO ORDER/Roll Call – Ralph Bush called the meeting to order at 4:00pm. Zoning Board Members Brian Holt, Rodger Lull, Jesse Garetson and Ralph Bush were present. Wayne Bush was not present**

**NEW BUSINESS:**

- Discuss and vote on a variance request for 413 Main Street  
Kathie Rose read the letter accompanying her variance request. She would like to relocate her weatherport to the rear of her residence.

Chairperson Ralph Bush pointed out that this request would alleviate parking issues on Main St during the plowing season.

Brian Holt wondered if there was any intention to extend Sage Ln. around the post office. He was informed that it runs into the hill and along the post office is private property.

Jesse Garetson wonders if the address is Sage Ln. and not Main Street. There was some discussion regarding the street address. Suzy Metzler will notify the county that there is a front and rear building at 413 Main St.

Rodger Lull wondered if the weatherport is within the property lines of 413 Main. Tom Gibb reported that the weatherport is 2 feet from Sage Ln.

Ralph Bush suggests granting a year variance.

**Motion to grant the variance as requested for 413 Main Street, rear building, for one year made by Jesse Garetson. Seconded by Rodger Lull. Motion carried 4-0.**

Variance will allow a 3 ft. encroachment on Sage Ln. Weatherport is set back from Sage Ln. 2 feet.

- Discuss and vote on recommendation regarding zoning change request for 101 3<sup>rd</sup> Street (specifically lots 3,4 and 5 except for 12' of lot 5, Block 38)

Tom Gibb presented the zoning change request for the lots downstream and adjacent to Town Hall.

Ralph Bush would like to know why all 3 lots would not be rezoned instead of splitting the zoning down the middle of the lot. Tom Gibb would like the cabin to have its 9,000 sq. feet.

Adjacent property owners were in favor of rezoning (emails provided).

Ralph Bush would suggest rezoning the entire parcel (lots 3-8) and not just a portion. It is unknown at this time how that would affect property taxes.

Brian Holt wondered about storm water. Tom Gibb reports that storm water primarily flows down Terrible Mountain Road.

**Motion to recommend approval of the request as presented to the Board of Trustees made by Rodger Lull. Seconded by Jesse Garetson. Motion carried 4-0.**

Public Comment: Ramon Reed, Kathie Rose, Suzy Metzler

**ADJOURN: Chairman Ralph Bush adjourned the meeting**